DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE MINUTES February 18, 2013

The Dodge County Planning, Development and Parks Committee met on February 18, 2013 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel, Joseph Marsik and William Muche. The staff present at the request of the Chairman were Terry Ochs.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed and approved as posted.

TOWN REZONING REQUESTS

Daniel and Jeanette Cahoon – Part of the SW ¼, SW ¼, Section 9, T09N R14E, Town of Lowell, the site address being N1790 Cahoon Road. A petition to rezone 25-acres of land from the AG1 General Agriculture Zoning District to the RC-1 Rural Cluster Residential Overlay Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation.

Motion by Randy Grebel to recommend approval of the Town of Lowell to rezone 25-acres of land from the AG1 General Agriculture Zoning District to the RC-1 Rural Cluster Residential Overlay Zoning District.

Second by Joseph Marsik.			
Vote	5-0	Motion carried.	

Vivian Hamann - Part of the SW ¼, SE ¼, part of the NW ¼, SE ¼, and part of the NE ¼, SE ¼, Section 18, T09N, R14E, Town of Lowell, the site address being N1383 County Road G. A petition to rezone 25-acres of land from the AG1 General Agriculture Zoning District to the RC1 Rural Cluster Residential Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation.

Motion by William Muche to recommend approval of the Town of Lowell petition to rezone 25-acres of land from the AG1 General Agriculture Zoning District to the RC1 Rural Cluster Residential Zoning District.

Residential Zoning District.	Terror and terror borning Blocklet to the Property	
Second by Joseph Marsik		

Vote <u>5-0</u> Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Charles Neis – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a navigable waterway associated with the replacement of a private bridge. The property is located in part of the SW ¼, SE ¼, Section 1, T10N, R14E, Town of Lowell, the site address being W7782 County Road KW.

Motion by Randy Grebel to Approve the Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a navigable waterway associated with the replacement of a private bridge, with the following conditions:

- 1. It shall be the responsibility of the applicant to obtain all other required permits/approvals from the Department of Natural Resources and/or Army Corps of Engineers prior to beginning construction.
- 2. All work shall be done in accord with the submitted plans and specifications received by the Department on November 28, 2012.
- 3. All disturbed areas shall be leveled, graded and seeded to permanent vegetation as soon as possible to prevent erosion of silt into Pratt Creek.
- 4. The proposed project shall not obstruct flow and shall not increase the regional flood height by more than 0.01 foot.
- 5. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
- 6. The decision of the Committee is valid for 1 year.

Second by Joseph Marsik.

Vote 5-0 Motion carried.

PUBLIC HEARING

Crave Family Partnership – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a navigable waterway (Mud Creek) associated with the replacement of a culvert. The property is located in part of the NW ¼, NW ¼, Section 35, Town of Elba.

Motion by Joseph Marsik to Approve the Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a navigable waterway (Mud Creek) associated with the replacement of a culvert, with the following conditions:

- 1. It shall be the responsibility of the applicant to obtain all other required permits/approvals from the Department of Natural Resources and/or Army Corps of Engineers prior to beginning construction.
- 2. All work shall be done in accord with the submitted plans and specifications received by the Department on January 14, 2013.
- 3. All disturbed areas shall be leveled, graded and seeded to permanent vegetation as soon as possible to prevent erosion of silt into Mud Creek.
- 4. The proposed project shall not obstruct flow and shall not increase the regional flood height by more than 0.01 foot.
- 5. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
- 6. The decision of the Committee is valid for 4 years.

Second by William Muche.

Vote <u>5-0</u> Motion carried.

PUBLIC HEARING

Brian Borden – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the establishment of a Commercial Greenhouse within the A-2 General Agricultural Zoning District and for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow grading and excavating of more than 2000 square feet of an area that is located within 300 feet of a navigable waterway (Pratt Creek). The property is located in part of the SE ¼, NE ¼, Section 30, Town of Oak Grove, the site address being N5502 County Road A.

Motion by Randy Grebel to approve a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the establishment of a Commercial Greenhouse within the A-2 General Agricultural Zoning District and for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow grading and excavating of more than 2000 square feet of an area that is located within 300 feet of a navigable waterway (Pratt Creek), with the following conditions:

- 1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community.
- 2. It shall be the responsibility of the applicant to obtain all other Federal, State and local municipality licenses and/or permits that may be required to operate the proposed business.

- 3. All exterior lighting shall meet the functional and security needs of the proposed site without adversely affecting adjacent properties or the community.
- 4. The applicant shall have a code-compliant, onsite sanitary facility available for the use by the customers and employees of the proposed business within <u>2 years</u> of the date of this decision.
- 5. Any significant change or expansion of the facilities on this site may require that a new conditional use permit be obtained.
- 6. All disturbed areas shall be leveled and graded (as needed) and seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway.
- 7. The proposed project shall not obstruct flow and shall not increase the regional flood height by more than 0.01 foot.
- 8. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
- 9. All work shall be done in accord with the plans and specifications submitted on January 17, 2013 with the exception that the applicant shall be required to have a code-compliant, onsite sanitary facility available for the use by the customers and employees of the proposed business and said facility shall be located in accord with the applicable provisions of the Sanitary Ordinance.

Second by William Much.

Vote 5-0 Motion carried.

OTHER BUSINESS

1. The minutes from the February 4, 2013 meeting were reviewed by the Committee.

Motion by William Muche to approve the minutes as written.

Second by Joseph Marsik.

Vote:

5-0

Motion carried.

- 2. Committee Member Reports
- 3. Per Diems None

Motion by Chairman_Tom Schaefer to adjourn the meeting.

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.